



BUILDING DEPARTMENT

~ 2005 REPORT ~

I am hoping 2006 will not be as wet as 2005. For the months of April, May, June and July, the water table did not drop. In the fall, especially in October, the Town received 14 inches of rain in a one month period. Some residents have informed my office they have never had any high water problems before this year. They report water in their basements and in some cases more standing water surrounding their property where they have never seen water. I hope that Mother Nature will be kinder in 2006.

Single-family home construction in 2005 showed a small increase to 73 new single-family homes compared to 71 in 2004. Construction of senior housing for age 55 and older is down, as permits for only 16 units were issued in 2005. The reason for the decrease is that the Planning Board amended the age requirement of senior housing to 62 years of age. There are only two projects approved. One is under construction on Nashua Street, a single building with a total of 49 units.

Residential additions and remodeling permits were up in 2005 for a total of 243 permits compared with 228 permits in 2004. Many of the permits were for additions for those improving their residences and neighborhoods.

Commercial construction in 2005 was strong. A new retail complex was built across from the Lorden Plaza on Nashua Street comprising of a 65,000 square foot Super Stop & Shop and an 8,000 square foot retail building. The addition of the new Super Stop & Shop makes a total of 3 large grocery chains in Milford.

The former Methodist Church at the corner of Mont Vernon and Grove Streets has been converted to a business use. The church is building a new facility on North River Road, which will be large enough to hold its entire membership.

One of the most interesting projects and structures built in 2005 is the air membrane structure at Hampshire Hills, off Emerson Road. The building is 96,000 square feet in size and is 65 feet in height. The building is totally supported by air pressure. Inside there is a full sized combination soccer and football field. Rick Holder, the owner of Hampshire Hills, is the visionary of this building. It is an asset to Milford's sporting and athletic community.

In closing, I would like to thank the Building and Planning Department staff and the citizens of Milford, your cooperation and understanding is very appreciated.

Respectfully submitted,

Kevin Lynch

Building Inspector, Code Enforcement

2005 BUILDING PERMITS ISSUED

	New Construction	Miscellaneous Additions, Remodels, & Renovations
Single family	73	243
Single family (over 55)	-	-
Multi-family (over 55)	16	-
Multi-family (over 62)	49	-
Manufactured housing	-	-
Commercial/Industrial buildings	5	41
Totals	157	284

OTHER PERMITS ISSUED

Driveway permits	58
Electrical permits	256
Plumbing permits	124
Mechanical permits	250
Permanent signs	35
Temporary signs	21

**2005 REVENUES COLLECTED**

(UNAUDITED)

Building permit fees	\$ 130,815.00
Re-inspection fees	800.00
Driveway fees	705.00
Electrical fees	3,245.00
Plumbing fees	1,705.00
Sign permit fees	1,744.00
Water connections	1,325.00
Sewer connections	5,000.00
Mechanical permit fees	6,520.00

Total construction fees collected	\$ 151,859.00
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Water impact fees	\$102,556.94
Sewer impact fees	131,015.67
Police impact fees	26,226.95
Library impact fees	9,821.92

Total impact fees collected	\$ 269,621.48
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